

# Gardea Subdivision



City Plan Commission — March 13, 2025 — **REVISED**

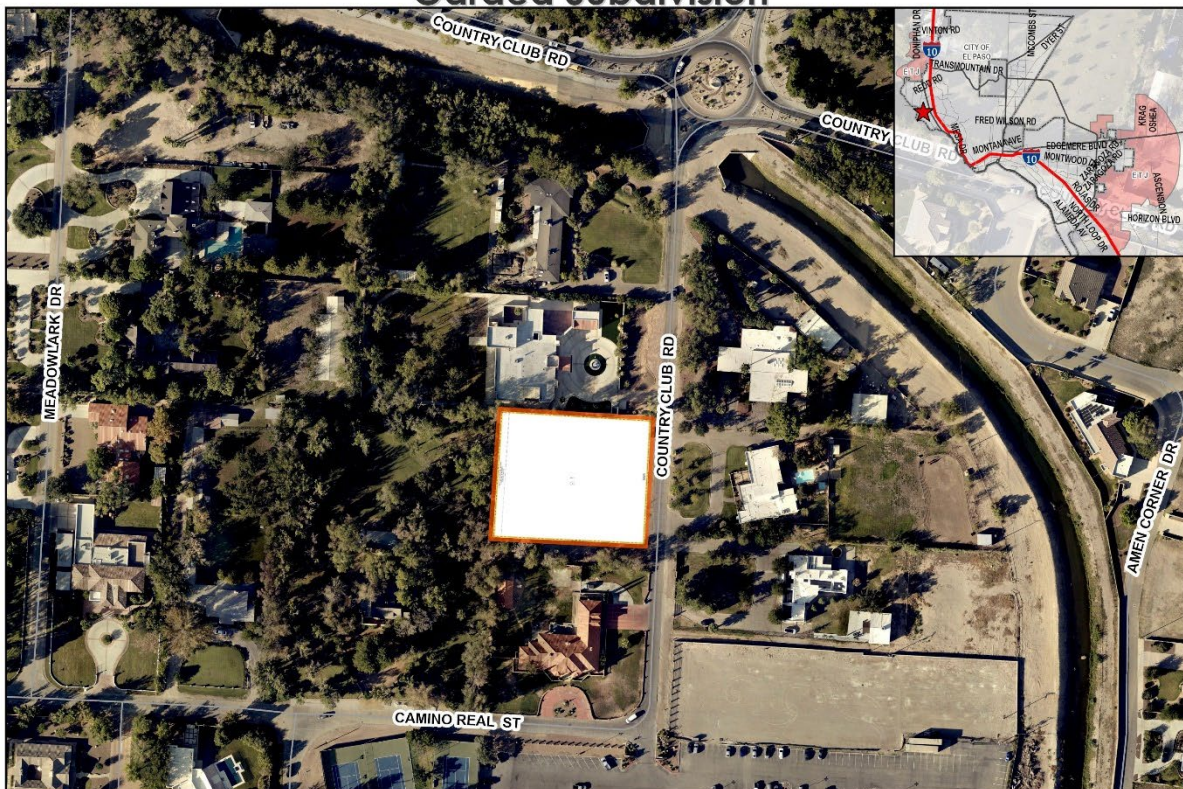
<b>CASE NUMBER/TYPE:</b>	<b>SUSU25-00020 – Major Combination</b>
<b>CASE MANAGER:</b>	Aaron Andaluz, (915) 212-1585, <a href="mailto:AndaluzA@elpasotexas.gov">AndaluzA@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Roberto Gardea
<b>REPRESENTATIVE:</b>	Sitework Engineering, LLC
<b>LOCATION:</b>	West of Doniphan Dr. and South of Country Club Rd. (District 1)
<b>PROPERTY AREA:</b>	0.92 acres
<b>VESTED RIGHTS STATUS:</b>	Not Vested
<b>PARK FEES:</b>	\$1,370.00
<b>EXCEPTIONS/MODIFICATIONS:</b>	Yes, see following section
<b>ZONING DISTRICT(S):</b>	R-1 (Residential)

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of Gardea Subdivision on a Major Combination basis.

In addition, the applicant is requesting the following exception from the City Plan Commission:

- To waive the construction of five feet (5') of sidewalk to Country Club Place.
- To waive the construction of 5.5 feet of roadway to Country Club Place.

## Gardea Subdivision



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 37.5 75 150 225 300 Feet



Figure A: Proposed plat with surrounding area

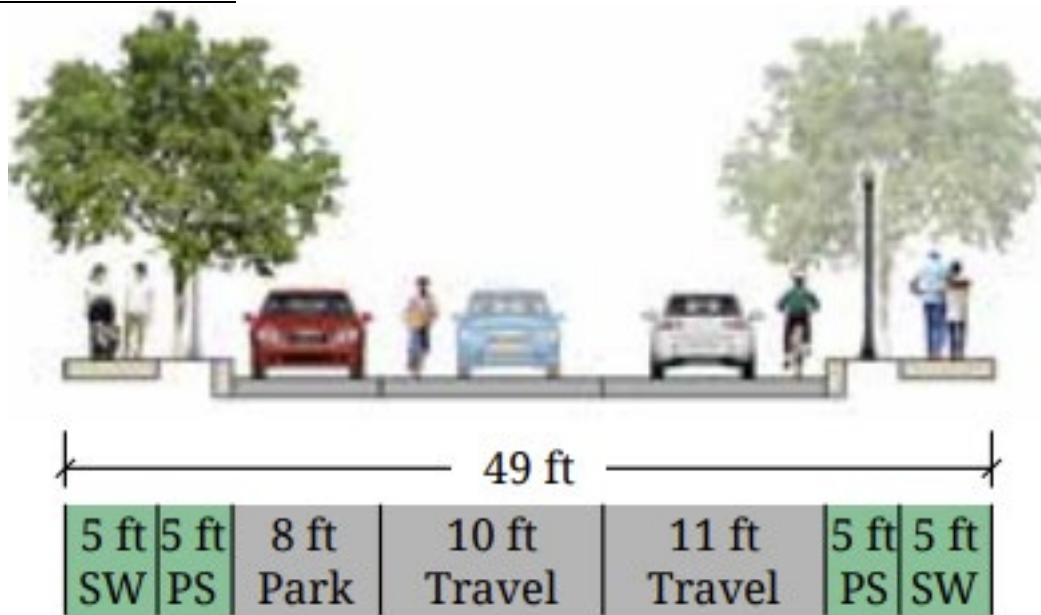
**DESCRIPTION OF REQUEST:** The applicant is proposing to subdivide 0.92 acres into one single-family lot. Access to the subdivision will be from Country Club Place. Drainage will be managed by on-site ponding. This application is being reviewed under the current subdivision code.

**CASE HISTORY/RELATED APPLICATIONS:** N/A

**EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS:** The applicant is requesting two waivers, pursuant to El Paso City Code 19.10.050.A.1.a – (Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision). The waivers include the following:

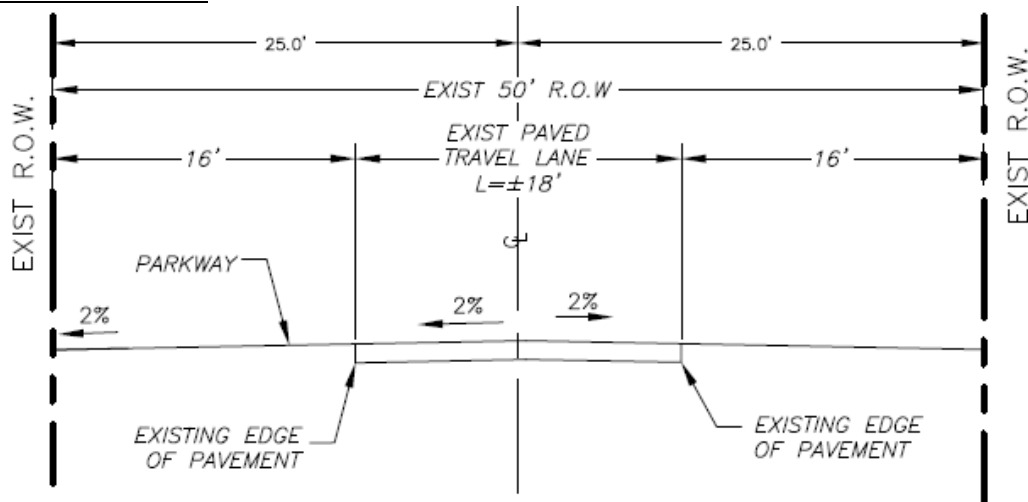
- To waive the construction of 5 feet of sidewalk to Country Club Place.
- To waive the construction of 5.5 feet of roadway to Country Club Place.

REQUIRED CROSS-SECTION:



Residential Local Drivable Suburban Area Type

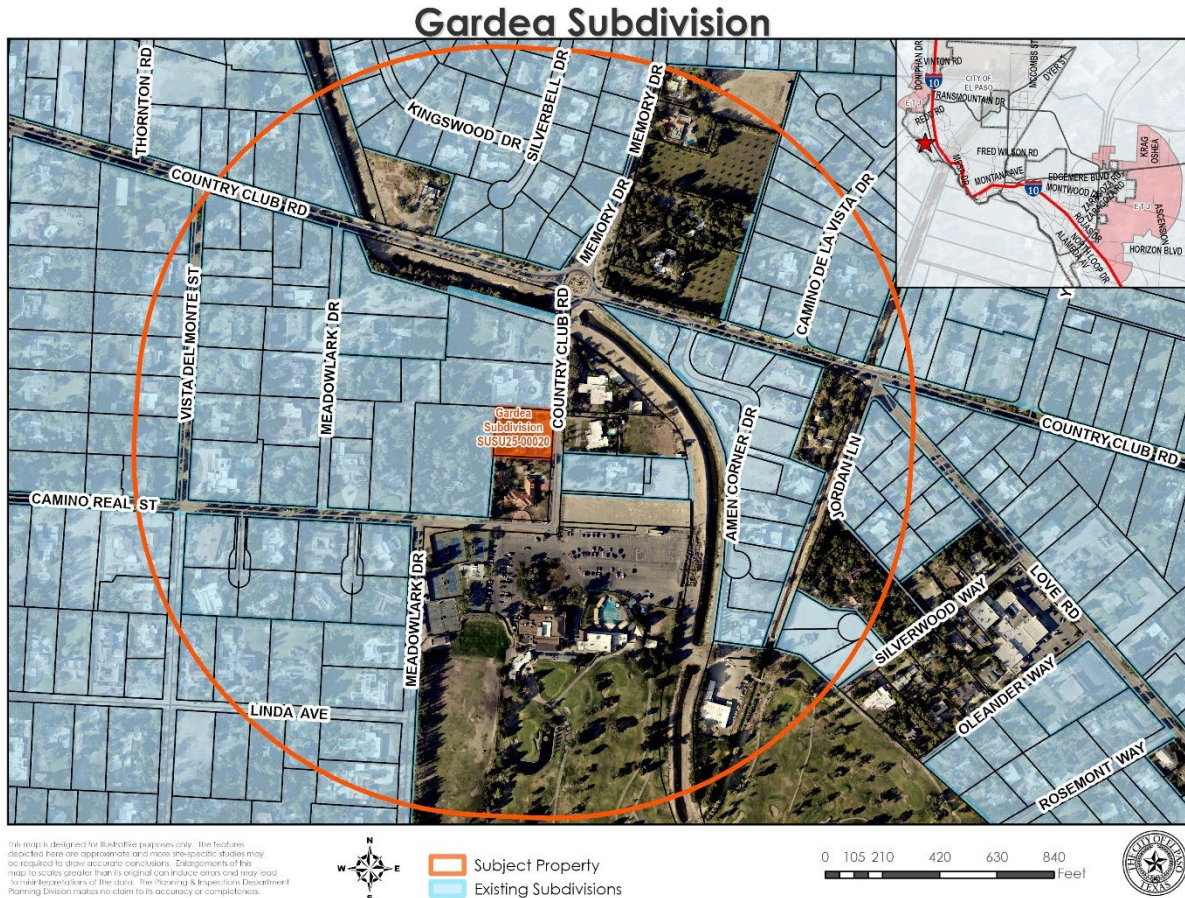
EXISTING CROSS-SECTION:



**EVALUATION OF EXCEPTION REQUEST:** The exception request to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050.A.1.a. The section reads as follows:

The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- a. Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.



**NEIGHBORHOOD CHARACTER:** Surrounding neighborhood characteristics are identified in the following table.

<b>Surrounding Zoning and Use</b>	
North	R-1 (Residential) / Residential development
South	R-1 (Residential) / Residential development
East	R-1 (Residential) / Residential development
West	R-1 (Residential) / Residential development
<b>Nearest Public Facility and Distance</b>	
Park	White Spur Park (0.81 mi.)
School	Don Haskins PK-8 (0.71 mi.)
<b>Plan El Paso Designation</b>	
G-3, Post War	
<b>Impact Fee Service Area</b>	
N/A	

**PUBLIC COMMENT:** N/A

**PLAT EXPIRATION:** This application will expire on **March 13, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

**CITY PLAN COMMISSION OPTIONS:**

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

Waiver, Exception, Modification Request(s)

The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take any of the following actions:

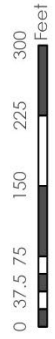
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report.
2. **Partial approval of the waiver, exception, or modification request(s)**, finding that the request(s) is partially in conformance with the relevant review criteria provided by the El Paso City Code.
3. **Denial** of the waiver, exception, or modification request(s), finding that the request(s) does not conform to the review criteria provided by the El Paso City Code, as reflected in the Staff Report.

**ATTACHMENTS:**

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Exception Request
5. Application
6. Department Comments

# ATTACHMENT 1

## Gardea Subdivision



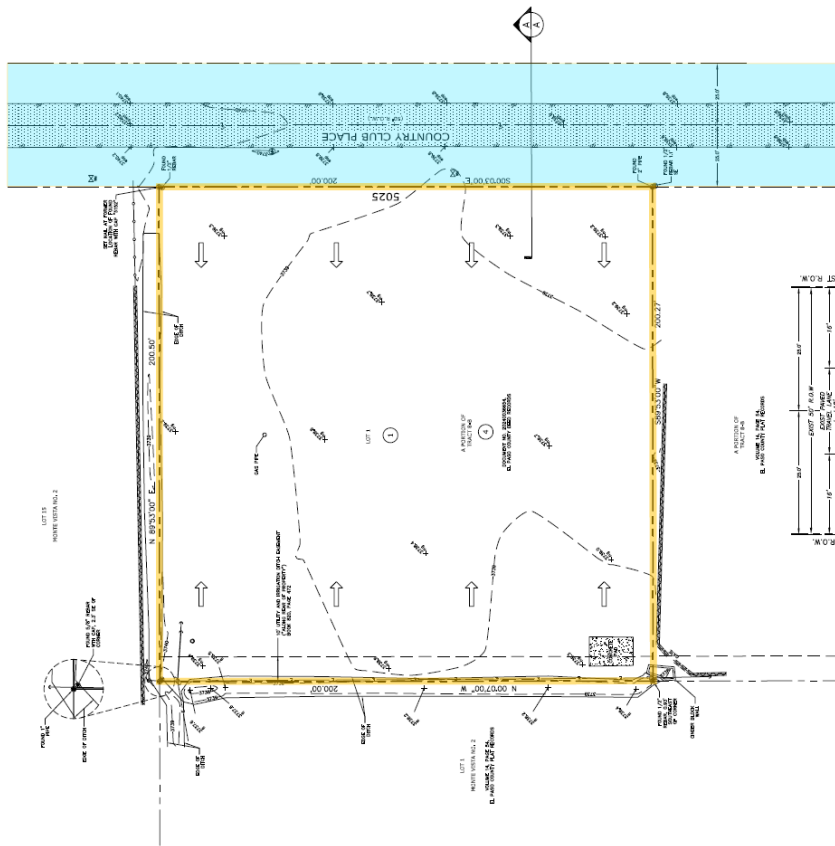
Subject Property

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# ATTACHMENT 2

## GARDEA SUBDIVISION

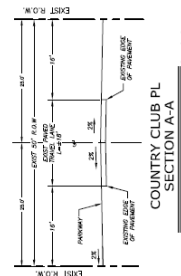
A PORTION OF TRACT 8-B, BLOCK 4,  
UPPER VALLEY SURVEY,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING 40.077 SQ.FT. OR 0.9200 ACRES  
**PRELIMINARY**



TOTAL NUMBER OF LOTS  
1

SCHOOL DISTRICT  
EL PASO COUNTY PUBLIC SCHOOLS DISTRICT

- PLAT NOTES**
1. THE LOTS SHOWN ON THIS INSTRUMENT ARE PLATS IN THE COUNTY OF EL PASO, TEXAS.
  2. THE LOTS SHOWN ON THIS INSTRUMENT ARE PLATS IN THE CITY OF EL PASO, TEXAS.
  3. THE LOTS SHOWN ON THIS INSTRUMENT ARE PLATS IN THE COUNTY OF EL PASO, TEXAS.
  4. THE LOTS SHOWN ON THIS INSTRUMENT ARE PLATS IN THE CITY OF EL PASO, TEXAS.
  5. THE LOTS SHOWN ON THIS INSTRUMENT ARE PLATS IN THE COUNTY OF EL PASO, TEXAS.
- UTILITY NOTES**
1. THE LOTS SHOWN ON THIS INSTRUMENT ARE PLATS IN THE COUNTY OF EL PASO, TEXAS.
  2. THE LOTS SHOWN ON THIS INSTRUMENT ARE PLATS IN THE CITY OF EL PASO, TEXAS.
  3. THE LOTS SHOWN ON THIS INSTRUMENT ARE PLATS IN THE COUNTY OF EL PASO, TEXAS.
  4. THE LOTS SHOWN ON THIS INSTRUMENT ARE PLATS IN THE CITY OF EL PASO, TEXAS.
  5. THE LOTS SHOWN ON THIS INSTRUMENT ARE PLATS IN THE COUNTY OF EL PASO, TEXAS.



PASO DEL NORTE SURVEYING INC.  
13308 BRADLEY ROAD, EL PASO, TEXAS 79938  
PHONE (936) 241-1200  
FAX (936) 241-1201  
WWW.PASODELNORTESURVEYING.COM

# ATTACHMENT 3

## GARDEA SUBDIVISION

A PORTION OF TRACT 8-B, BLOCK 4,  
UPPER VALLEY SURVEY,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 40.077 SQ. FT. OR 0.92400 ACRES

OWNER'S DECLARATION, CERTIFICATION AND AFFIDAVIT  
I, the undersigned, being the owner of the above described property, do hereby certify that the same is being subdivided into lots as shown on the attached plat and that the same are being subdivided for the purposes and considerations herein expressed.

I affirm that the plat is correct in all respects and that the same is being subdivided for the purposes and considerations herein expressed.

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

COUNTY: \_\_\_\_\_

STATE: \_\_\_\_\_

POST OFFICE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PROPERTY OWNER'S SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

CITY: \_\_\_\_\_

COUNTY: \_\_\_\_\_

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PROPERTY OWNER'S SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

CITY: \_\_\_\_\_

COUNTY: \_\_\_\_\_

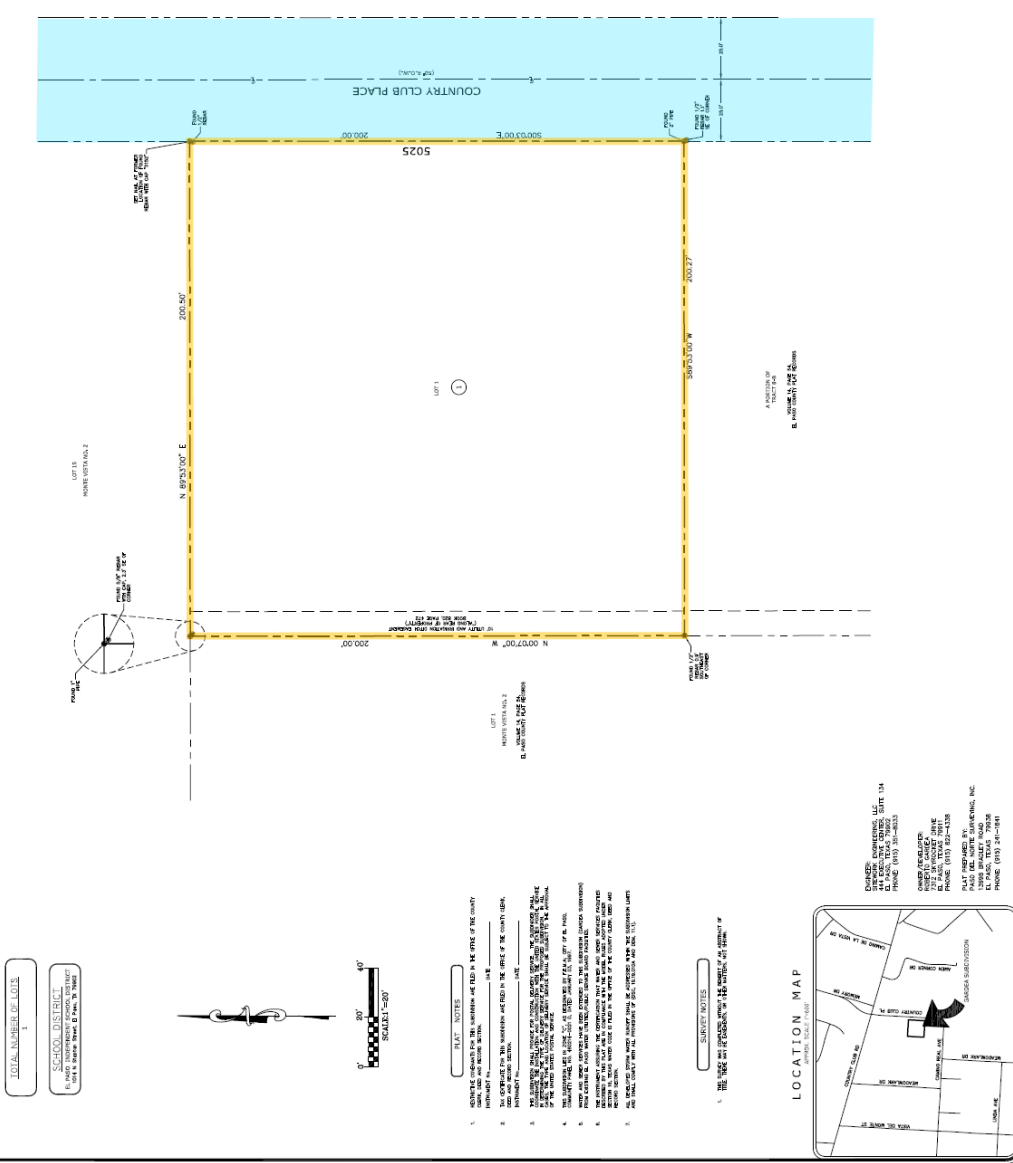
STATE: \_\_\_\_\_

POST OFFICE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PROPERTY OWNER'S SIGNATURE: \_\_\_\_\_



**TOTAL NUMBER OF LOTS:** 2  
**SCHOOL DISTRICT:** EL PASO COUNTY DISTRICT NO. 1  
**LEGAL DESCRIPTION:** A PORTION OF TRACT 8-B, BLOCK 4, UPPER VALLEY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS



**SCALE:** 1" = 40'  
**SCALE:** 1" = 80'

1. THE SURVEY WAS MADE BY ME OR BY A LICENSED SURVEYOR AT THE TIME OF THE SURVEY.
2. THE SURVEY WAS MADE BY ME OR BY A LICENSED SURVEYOR AT THE TIME OF THE SURVEY.
3. THE SURVEY WAS MADE BY ME OR BY A LICENSED SURVEYOR AT THE TIME OF THE SURVEY.
4. THE SURVEY WAS MADE BY ME OR BY A LICENSED SURVEYOR AT THE TIME OF THE SURVEY.
5. THE SURVEY WAS MADE BY ME OR BY A LICENSED SURVEYOR AT THE TIME OF THE SURVEY.
6. THE SURVEY WAS MADE BY ME OR BY A LICENSED SURVEYOR AT THE TIME OF THE SURVEY.
7. THE SURVEY WAS MADE BY ME OR BY A LICENSED SURVEYOR AT THE TIME OF THE SURVEY.



**OWNER'S INFORMATION:**  
OWNER'S NAME: \_\_\_\_\_  
OWNER'S ADDRESS: \_\_\_\_\_  
OWNER'S CITY: \_\_\_\_\_  
OWNER'S COUNTY: \_\_\_\_\_  
OWNER'S STATE: \_\_\_\_\_  
OWNER'S ZIP: \_\_\_\_\_  
OWNER'S PHONE: \_\_\_\_\_

**PLAT PREPARED BY:**  
NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_  
COUNTY: \_\_\_\_\_  
STATE: \_\_\_\_\_  
ZIP: \_\_\_\_\_  
PHONE: \_\_\_\_\_

**PLAT PREPARED BY:**  
NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_  
COUNTY: \_\_\_\_\_  
STATE: \_\_\_\_\_  
ZIP: \_\_\_\_\_  
PHONE: \_\_\_\_\_

# ATTACHMENT 4



February 14, 2025

SENT VIA EMAIL

Mr Raul Garcia  
CITY OF EL PASO – Planning Department  
811 Texas Street  
El Paso, TX, 79901

PROJ: SUFR25-00022 – GARDEA SUBDIVISION  
RE: REQUEST OF WAIVER FOR STREET IMPROVEMENTS

Dear Mr. Garcia,

On behalf of the Owner, and according to Title 19.10.050 of the Municipal Code, we are submitting this petition to waive the street improvements on Country Club Rd. as indicated on your 5-day review comments letter.

We are hereby seeking relief from the required street sidewalk, additional pavement, curb, and landscaped parkway requirements.

We are submitting this letter along with a subdivision application.

Sincerely,  
*SiteWork Engineering, LLC*

A handwritten signature in black ink, appearing to read 'Jorge A. Garcia', is written over a horizontal line.

Jorge A. Garcia, PE  
Project Engineer/Owner Representative

cc Mr. Roberto Gardea - Owner  
Mr. John Andy Eby – Paso del Norte Surveying

24077 Waiver of Improv.docx

444 EXECUTIVE CENTER, SUITE 134 • EL PASO, TX • 79902

PHONE: (915) 351-8033 • FAX: (915) 351-8055

PAGE 1



# ATTACHMENT 5



## MAJOR COMBINATION APPLICATION

DATE: \_\_\_\_\_ FILE NO. SUSU25-00020

SUBDIVISION NAME: GARDEA SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A PORTION OF TRACT B-B, BLOCK 4  
UPPER VALLEY SURVEY

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>0.92</u>	<u>1</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites:	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage:	_____	<u>0.9200</u>

3. What is existing zoning of the above described property? R1 Proposed zoning? R1

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes  No

5. What type of utility easements are proposed: Underground  Overhead  Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one)  
ON-SITE PONDING

7. Are special public improvements proposed in connection with development? Yes  No

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes  No   
 If answer is "Yes", please explain the nature of the modification or exception  
WAIVER TO BUILD STREET IMPROVEMENTS

9. Remarks and/or explanation of special circumstances: \_\_\_\_\_

10. Improvement Plans submitted? Yes  No

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes  No

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter I.04 - Vested Rights

12. Owner of record ROBERTO GARCIA  
7312 SKYROCKET DR., EL PASO TX 79912,  
 (Name & Address, Zip) (Email) (Phone)
13. Developer \_\_\_\_\_  
 (Name & Address, Zip) (Email) (Phone)
14. Engineer SITWORK ENGINEERING LLC  
444 EXECUTIVE CTR STE 134, EL PASO TX 79902 (95) 351-8033  
 (Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: \_\_\_\_\_

REPRESENTATIVE SIGNATURE: \_\_\_\_\_

REPRESENTATIVE CONTACT (PHONE): 715.351.8033

REPRESENTATIVE CONTACT (E-MAIL): rgarcia@sitworkengineering.com

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

# ATTACHMENT 6

## Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
  - a. Current certificate tax certificate(s)
  - b. Current proof of ownership.
  - c. Release of access document, if applicable.
  - d. Set of restrictive covenants, if applicable.
2. Recommend removing the word “Subdivision” from subdivision name for simplicity and clarity.
3. Add restrictive covenant instrument number(s), if any; otherwise, remove from plat notes.
4. Recommend making the drainage arrows more precise.
5. The subdivision shall be tied by bearing and distance to either a section corner, survey line, grant line or other known and accepted survey point. The tie shall be delineated on the plat.
6. Add the name of the subdivision to the subdivision side of the Country Club Place cross-section for the reader’s convenience.
7. Recommend including the representation of a tree on the parkway area to existing cross-section.

## Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments:

1. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
2. The subdivision shall be tied to a horizontal control by bearing and distance to either a section corner, survey line, the National Geodetic Survey monument, City monument or other known and accepted survey points. This tie shall be delineated on the plats.
3. The property area will be in the Flood zone according to the (preliminary) future FEMA maps. Meaning; that according to current maps from FEMA, the property is not in the flood zone area, but the property will be in the flood zone area in the future when new maps become effective. It is recommended to build 1 foot above the preliminary BFE for the affected lots.

## Parks and Recreation Department

We have reviewed **Gardea Subdivision**, a major combination plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

Please note that this subdivision is composed of **1 lot** zoned “R-1” and is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** in the form of "Park fees" based on requirements for residential subdivisions.

Applicant shall be required to pay "Park fees" in the amount of **\$1,370.00** calculated as follows:

**1 (R-1) Single-family dwelling lots @ \$1,370.00 / dwelling = \$1,370.00**

Please allocate generated funds under Park Zone: **NW-4**

Nearest Park: **White Spur Park**

**If** density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

## **Streets and Maintenance**

### **Traffic Engineering:**

- No objections to application
- Grant waiver letter

### **El Paso County Water Improvement District #1**

Submit an application, \$500 application fee and three irrigable land exhibits to the office located at 13247 Alameda. Also, there is an outstanding balance of \$85.18 in delinquent taxes. Please call Sonia Ontiveros or Rose Rodriguez at (915)872-4000 to pay the outstanding balance. If you have any questions, please call Sharon Atilano, Licensing Manager, 915-872-4014.

### **El Paso Water**

EPWater does not object to this request.

### **Water:**

There is an existing 12-inch diameter water main that extends along Country Club Pl. This main is available for service.

EPWater-PSB records indicate an active ¾-inch domestic water meter serving the subject property. The service address for this meter is 5025 Country Club Pl.

Previous water pressure reading from fire hydrant #634, located on Country Club Pl. and Camino Real Ave., has yielded a static pressure of 70 (psi), a residual pressure of 68 (psi), and a discharge of 787 (gpm).

### **Sanitary Sewer:**

There is an existing 15-inch diameter sanitary sewer main that extends along Country Club Pl. This main is available for service.

### **General:**

EPWater-PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

### **Stormwater Engineering**

1. Provide a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.
2. At the improvement plan stage, provide protection to the subdivision from all offsite storm water runoff that may have an adverse impact on any improvements and convey the existing watercourse through the subdivision.
3. Country Club Pl. was not designed to incorporate any outside storm water runoff; the lot owner is responsible for maintaining adequate provisions to accommodate all runoff generated from his respective lot plus one-half the runoff generated from Country Club Pl.

### **Texas Gas**

Texas Gas Service has a service line at 5025 Country Club Pl.

**Sun Metro**

Exception does not affect Sun Metro transit operations or services. Sun Metro routes do not enter Country Club Place R.O.W. Route 16 is the closest service to proposed plot; Route 16 only utilizes Country Club Road.

**El Paso Central Appraisal District**

There are no comments for Gardea Subdivision from Central Appraisal District.

**El Paso Electric**

We have no comments for the Gardea plat.

**Capital Improvement Department**

No comments received.

**Fire Department**

No comments received.

**El Paso County**

No comments received.

**El Paso County 911 District**

No comments received.

**Texas Department of Transportation**

No comments received.